

PLANNING COMMISSION REPORT



MEETING DATE: July 13, 2005

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **Princess Mixed Use - 10-AB-2005**

REQUEST Request to consider the following:

1. Abandon Cottage (Casita) Terrace and Hacienda Way Right-of-Way located east of Scottsdale Road and south of Princess Boulevard
2. Reserve emergency access and utility easements over the abandoned right-of-way until easements are reestablished pursuant to the approved Princess Hotel master development plan.

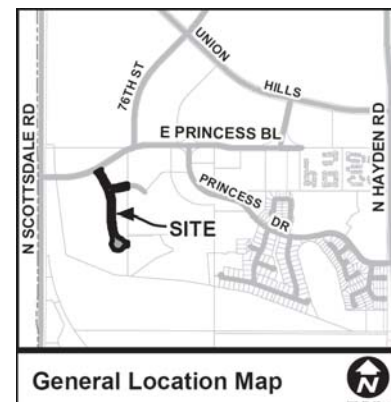
Related References:

- Case 33-DR-2005 approved site plan and elevations for retail and office buildings of a larger master plan.
- Case 1-ZN-2003 rezoned 34 acres to C-2/PCD District to expand the Scottsdale Fairmont Princess hotel facility.

OWNER Cp Hotels Scottsdale 3 LLC
310-477-3593

APPLICANT CONTACT Kenneth Allen
Allen & Philp Architects
480-990-2800

LOCATION Near Southeast Corner of Princess Boulevard
& Scottsdale Road.



BACKGROUND

Context.

These streets are located near the southeast corner of Scottsdale Road and Princess Boulevard, and traverse through a 34-acre vacant portion of the Scottsdale Fairmont Princess hotel property to provide access to hotel facilities and casitas. The 101 Freeway is located approximately $\frac{3}{4}$ mile to the north. To the west of Scottsdale Road is the City of Phoenix and to the north is a large undeveloped State land property.

Zoning.

In 2003, the 34-acre parcel was rezoned to the Planned Community/Central Business District (C-2/PCD) to allow for the Scottsdale Fairmont Princess hotel facility. The C-2/PCD encourages the organized development of large tracts of land and land development patterns that will maintain and enhance the physical, social, and economic values of an area.

Background.

These streets were originally created as part of State Plat #16 Core South in

1987. The public roadways were originally established to provide access to the 34-acre parcel when it was zoned for Commercial Office (C-O/PCD), as well as the hotel facilities and casitas. The Scottsdale Fairmont Princess leased the 34-acre property from the State a few years ago, and the property has been rezoned and added to the Princess Hotel master development plan.

APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

This is a request to abandon Cottage (Casita) Terrace and Hacienda Way Right-of-Way located east of Scottsdale Road and south of Princess Boulevard. The abandoned right-of-way will be assumed by the adjacent respective property owners (Princess lease on State Land) and become property to be incorporated into the hotel expansion area. Future private driveways on the property will provide the access that these streets currently provide to the Princess facilities and casitas. An emergency access easement and utility easements will be reestablished pursuant to the approved Princess Hotel master development plan in order to maintain current access availability.

IMPACT ANALYSIS

Community Impact.

Because the 34-acre property that is served by these public streets is part of the Princess Hotel master development plan, the proposal only impacts the Princess hotel facility. There is no longer a need for these public streets to serve a 34-acre office development.

The proposal will not impact emergency access or utility rights, as they will be reserved over the abandoned right-of-way until they are reestablished pursuant to the approved Princess Hotel master development plan. The abandoned right-of-way will be assumed by the adjacent respective property owners (Princess lease on State Land) and become property to be incorporated into the hotel expansion area.

Community Involvement.

The site has been posted and the surrounding neighborhood has been notified. The applicant continues to have meetings with area residents to discuss the hotel's master development plans. Other than general inquiries, there have been no other comments regarding this case.

Departmental Responses.

City Department/Division participants concur with this abandonment request. See Department Issues Checklist (Attachment #1).

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval of the abandonment of the public streets, subject to the following stipulation:

1. Reserve emergency access and utility easements over the abandoned right-of-way until easements are reestablished pursuant to the approved Princess Hotel master development plan.


RESPONSIBLE
DEPT(S)

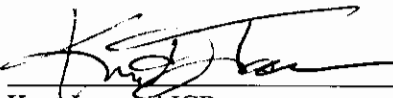
Planning and Development Services Department

STAFF CONTACT(S)

Tim Curtis
Project Coordination Manager
480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY



Tim Curtis, AICP
Report Author

Kurt Jones, AICP
Director, Current Planning

ATTACHMENTS

1. Departmental Checklist
2. Context Aerial
3. Detail Aerial
4. Easements and Right-of-Way Map
5. Area Trails Plan
6. Conceptual Hotel Master Development Plan
7. City Notification Map

CASE 10-AB-2005

Department Issues Checklist

Transportation

- ☒ Support
The proposal only impacts the hotel facility.

Trails

- ☒ Support
The Trail Master Plan has no requirement for a trail in these rights-of-way.

Adjacent Property Owner Notification

- ☒ Support
Surrounding property owners were notified and will not be impacted by the abandonment of this right-of-way.

Public Utilities

- ☒ Support
Letters of support from the affected public utility companies are on file with the City of Scottsdale subject to a public utility easement reservation for utilities.

Emergency/Municipal Services

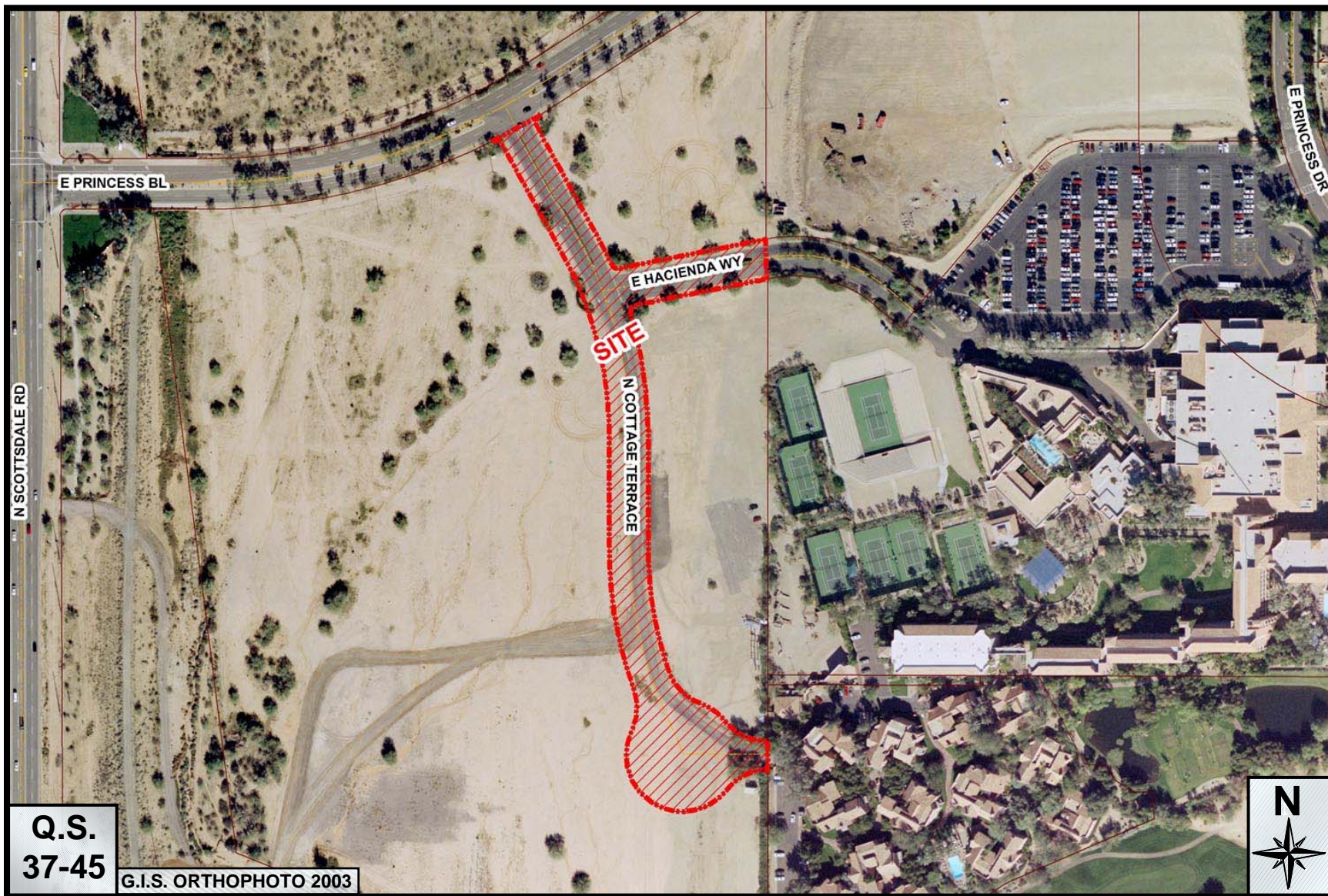
- ☒ Support
This request does not impact the ability to provide emergency or other municipal services to the adjacent properties or surrounding area. Access will be reserved for emergency vehicles.

Water/Sewer Services

- ☒ Support
Water and sewer services have no objection to the abandonment subject to a public utility easement reservation for these utilities.

Drainage

- ☒ Support
The abandonment will have no impact on drainage.



Q.S.
37-45

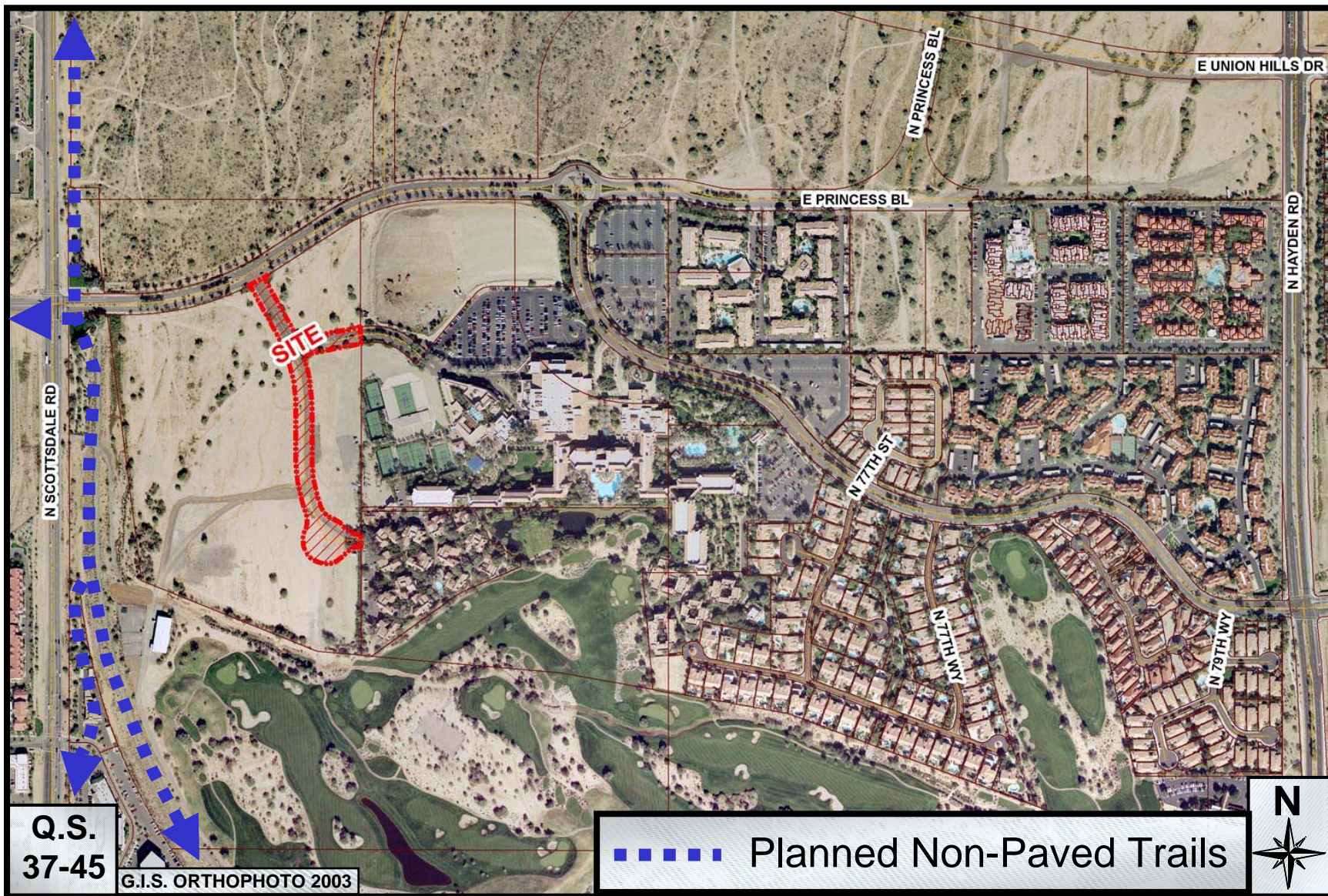
G.I.S. ORTHOPHOTO 2003

Princess Mixed Use

10-AB-2005

ATTACHMENT #3

Easements & Right-of-Way



Princess Mixed Use

10-AB-2005

ATTACHMENT #5



**PRINCESS
MIXD**

SCOTTSDALE, ARIZONA

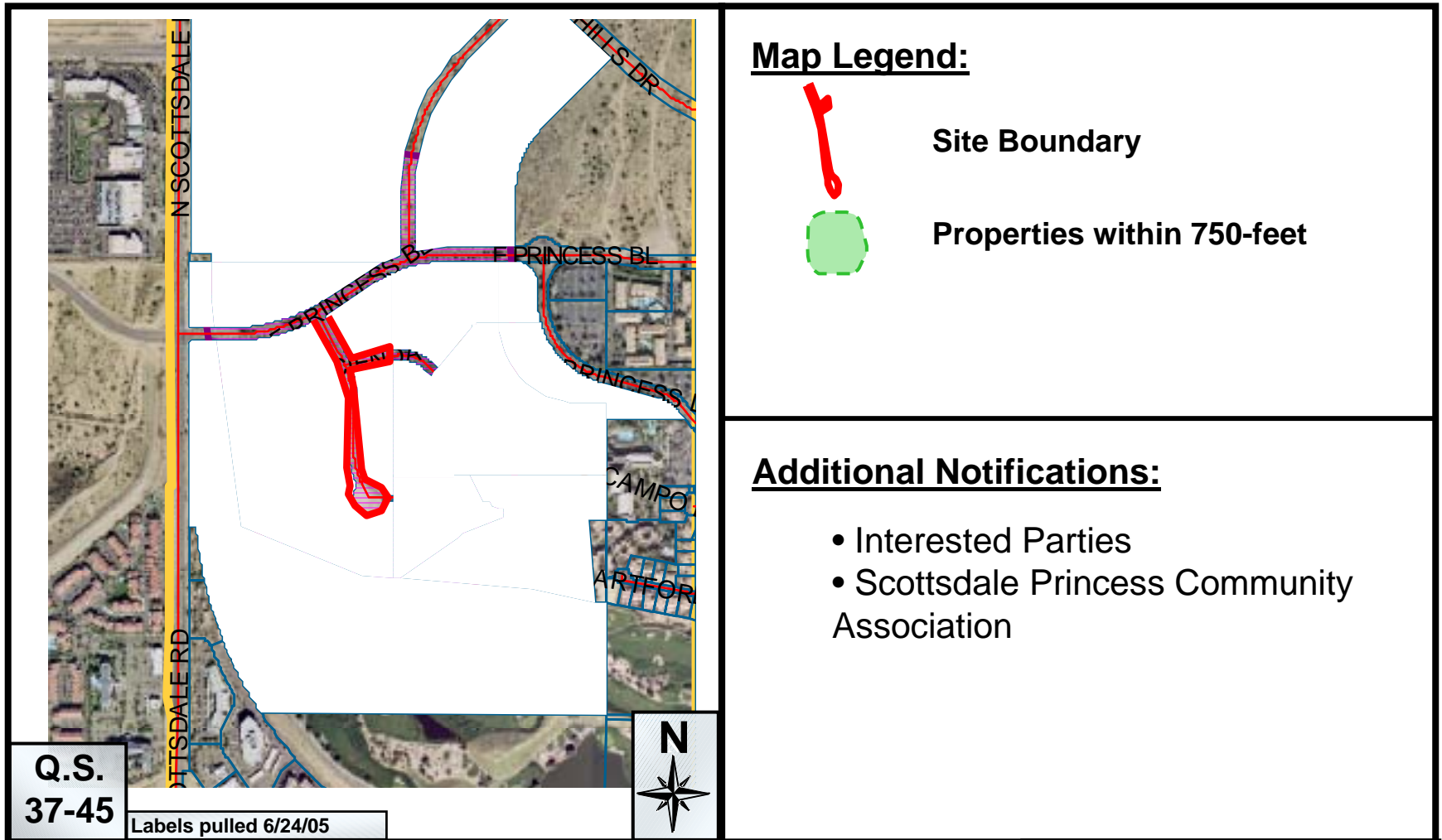
Allen **PRINCE**
ARCHITECTS

**DESIGN
REVIEW
04.18.05**

DATE	04.18.05	SCALE	AS SHOWN
BY	ALLEN PRINCE	SCALE	AS SHOWN
CHECKED	ALLEN PRINCE	SCALE	AS SHOWN
APPROVED	ALLEN PRINCE	SCALE	AS SHOWN
PHASING PLAN			
SCALE		AS SHOWN	
CHECKED		AS SHOWN	
DATE		1-24-2009	
PROJECT		T114-PA-2004	

ATTACHMENT #6

City Notifications – Mailing List Selection Map



Princess Mixed Use

10-AB-2005

ATTACHMENT #7